

092.0

0010

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

705,400 / 705,400

705,400 / 705,400

705,400 / 705,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		HEMLOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RILEY MARY ALICE	
Owner 2: RILEY ELIZABETH ANN	
Owner 3:	
Street 1: 93 HEMLOCK ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: RILEY MARY ALICE -	
Owner 2: -	
Street 1: 93 HEMLOCK ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily 1/2 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
6103	Sq. Ft.
0	Site
70.	
0.99	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
101							6103.000		283,200				422,200		705,400						
Total Card							0.140		283,200				422,200		705,400		Entered Lot Size				
Total Parcel							0.140		283,200				422,200		705,400		Total Land:				
Source: Market Adj Cost									Total Value per SQ unit /Card:		402.63		/Parcel: 402.63				Land Unit Type:				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,200	0	6,103.	422,200	705,400		Year end	12/23/2021
2021	101	FV	273,500	0	6,103.	422,200	695,700		Year End Roll	12/10/2020
2020	101	FV	273,500	0	6,103.	422,200	695,700		695,700 Year End Roll	12/18/2019
2019	101	FV	218,000	0	6,103.	428,200	646,200	646,200	Year End Roll	1/3/2019
2018	101	FV	218,000	0	6,103.	319,600	537,600	537,600	Year End Roll	12/20/2017
2017	101	FV	218,000	0	6,103.	289,500	507,500	507,500	Year End Roll	1/3/2017
2016	101	FV	218,000	0	6,103.	277,400	495,400	495,400	Year End	1/4/2016
2015	101	FV	204,400	0	6,103.	235,200	439,600	439,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	7565
RILEY MARY ALIC	72713-398	1	6/5/2019	Convenience		1	No	No	N		
	29143-39		9/28/1998	Family			No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/6/2009	945	Re-Roof	6,840						10/17/2018	MEAS&NOTICE	CC	Chris C
4/13/1995	190	Manual	8,000	C				V/SIDING	3/31/2009	Measured	197	PATRIOT
									4/4/2000	Inspected	276	PATRIOT
									1/25/2000	Measured	264	PATRIOT
									2/1/1992		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6103	Sq. Ft.	Site		0	70.	0.99	5										422,165						422,200	

EXTERIOR INFORMATION

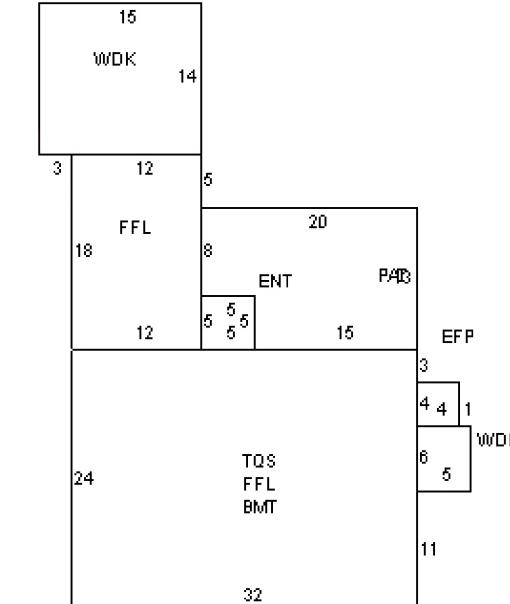
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

OF=SINK IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1958
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 25%
Bsmt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION**

Phys Cond: GD - Good

18. %

Functional: %

Economic: %

Special: %

Override: %

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ: 110.00

Size Adj.: 1.32307684

Const Adj.: 0.99247509

Adj \$ / SQ: 144.443

Other Features: 78800

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 347946

Depreciation: 64718

Depreciated Total: 283228

REMODELING**EXTERIOR**

No Unit

RMS

BRS

FL

INTERIOR

1 8 3

ADDITIONS

Kitchen: %

Baths: %

Plumbing: %

Electric: %

Heating: %

General: %

TOTALS

1 8 3

RES BREAKDOWN**EXTERIOR**

No Unit

RMS

BRS

FL

INTERIOR

1 8 3

ADDITIONS

Kitchen: %

Baths: %

Plumbing: %

Electric: %

Heating: %

General: %

TOTALS

1 8 3

SUB AREA**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	984	144.440	142,132	BMT	100	RRM	25	A	
BMT	Basement	768	50.370	38,688						
TQS	3/4 Story	576	144.440	83,199						
WDK	Deck	240	10.090	2,422						
PAT	Patio	235	3.820	897						
ENT	ENTRY	25	26.200	655						
EFP	Enclos Porch	16	72.050	1,153						
Net Sketched Area:				2,844	Total:					
Size Ad	1560	Gross Area	3036	FinArea	1752					

IMAGE**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

PARCEL ID

092-0-0010-0010.0

AssessPro Patriot Properties, Inc